



~~June 18, 2002 CPC~~
~~July 16, 2002 CPC~~
~~September 17, 2002 CPC~~
~~November 19, 2002 CPC~~
~~January 21, 2003 CPC~~
~~March 18, 2003 CPC~~
~~May 20, 2003 CPC~~
~~August 18, 2003 CPC~~
November 18, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

02SN0238

Douglas R. Sowers

Matoaca Magisterial District
East line of Otterdale Road

REQUEST: Various amendments to Conditional Use Planned Development (Case 88S008). (See the following for details of the requested amendments.)

PROPOSED LAND USE:

This property is part of the original Greenspring mixed use development which contained approximately 1,313 acres. The applicant wishes to proceed with developing the subject property, consisting of approximately 136 acres, independent of other portions of the original Greenspring project and amend specific requirements of the original Greenspring rezoning.

SYNOPSIS OF STAFF'S RECOMMENDATION

RECOMMEND APPROVAL OF AMENDMENTS I THROUGH IV WITH IMPOSITION OF CONDITIONS 1 THROUGH 5 AND ACCEPTANCE OF PROFFERED CONDITIONS 1 THROUGH 5. RECOMMEND DENIAL OF AMENDMENT V RELATIVE TO ROAD IMPROVEMENTS. RECOMMEND THAT PROFFERED CONDITION 6 NOT BE ACCEPTED.

AMENDMENT I (Applicant's Amendments 1, 2, 3 and 4)

Amendment to Condition 1 of Case 88S008 to modify the approved Textual Statement to reflect the requested amendments outlined herein and substitute a new Conceptual Master Plan for the approved Conceptual Master Plan. The requirement to conform to the Conceptual Site Development Plan (see attached) would be deleted. This amendment would allow the request property to be developed as a separate project from that portion of the remaining acreage originally-zoned and not included in this request.

With respect to land uses, the amended Master Plan deletes a golf course. The requirement to restore the "Tomahawk" and the "Ellett Hancock" structures would be deleted.

- (NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.
- B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERS.)

RECOMMENDATION (AMENDMENT I)

Recommend approval of Amendment I for the following reasons:

- A. Conditions of zoning approval for Case 88S008 plus the conditions stated herein insure land use compatibility and transition between uses developed on the request property and between uses developed on the request property and existing and anticipated area development.
- B. The Tomahawk structure has been destroyed by fire. The Preservation Committee determined that the Ellett Hancock structure cannot be feasibly restored due to extensive deterioration.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITIONS

1. The Textual Statement, titled Greenspring: Conditional Use and Zoning Application, revised April 1, 1988, including the "Residential Site Development Criteria" table, Exhibit IV and the conditions of zoning for Case 88S008 and the Conceptual Master Plan, prepared by Timmons, dated March 15, 2002, shall be the Master Plan for the subject property, except as stated herein. And further, provided that the subject property shall be permitted to be considered as a separate project from the remaining portion of that land area covered under Case 88S008. (P)
2. All references and requirements relating to golf in the Textual Statement and conditions of zoning for Case 88S008 shall be deleted. (P)
3. The requirement to restore the Tomahawk and Ellett Hancock structures shall be deleted. (P)
4. All references and requirements relating to the plan entitled "Conceptual Site Development Plan - Greenspring - Chesterfield County, Virginia" in the Textual Statement and conditions of zoning for Case 88S008 shall be deleted. (P)

(Note: Conditions 1 through 4 supersede Condition 1 of Case 88S008 for the request property only.)

AMENDMENT II (Applicant's Request 9)

Amendment to Condition 14 of Case 88S008 to clarify the manner in which the on-site water line distribution system will be looped with future area water line extensions. This amendment is discussed in the Utilities section of this "Request Analysis".

RECOMMENDATION (AMENDMENT II)

Recommend approval of Amendment II for the following reason:

The requested modification will clarify the manner in which the on-site water line is looped with future area water line extensions.

PROFFERED CONDITIONS

3. Water. In lieu of a water line connection to the Queensmill West development, the developer shall extend a sixteen (16) inch water line adjacent to the proposed extension of Woolridge Road from the southern boundary to the northern boundary of the request site. (U)
4. Water and Wastewater Plan. The required overall Water and Wastewater Systems Overall Plan for this development shall be submitted to the Utilities Department for

review and approval at least thirty (30) days prior to the initial submission of any tentative, site, or schematic plan. This shall be accompanied by a Phasing Plan which will establish a schedule for extensions of the required water and wastewater lines incrementally with each phase of development. (U)

(Staff Note: Proffered Conditions 3 and 4 supersede Condition 14 of Case 88S008 for the request property only.)

AMENDMENT III (Applicant's Request 7)

Deletion of Conditions 7, 9, 11 and 20 of Case 88S008 relative to the design of a lake (Condition 7); submission of an overall erosion and sediment control plan (Condition 9); submission of soil studies prior to construction (Condition 11); and measures designed to protect the water quality of Swift Creek Reservoir (Condition 20). These amendments are discussed in the Environmental section of this "Request Analysis."

RECOMMENDATION (AMENDMENT III)

Recommend approval of Amendment III for the following reasons:

- A. Regulations relative to the design of lakes are part of the County's recently adopted Upper Swift Creek Stormwater Management Plan. Therefore, deletion of Condition 7 of Case 88S008 is acceptable.
- B. Erosion and sediment control plans must be submitted in accordance with County requirements. Therefore, deletion of Condition 9 of Case 88S008 is acceptable.
- C. Current County regulations require submission of soils analysis prior to construction on the request property. Therefore, deletion of Condition 11 of Case 88S008 is acceptable.
- D. Since approval of the original zoning, regulations regarding the protection of the water quality of Swift Creek Reservoir have been adopted. Current State and County regulations address water quality issues and insure protection of the Swift Creek Reservoir. Therefore, deletion of Condition 20 of Case 88S008 is acceptable.

CONDITION

- 5. The requirements of Conditions 7, 9, 11 and 20 of Case 88S008 shall be deleted for the request property only. (EE)

PROFFERED CONDITIONS

- 1. Timbering. With the exception of timbering which has been approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there

shall be no timbering until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)

2. Stormwater. End-of-pipe treatments shall be provided as necessary and as approved by Environmental Engineering. (EE)

AMENDMENT IV (Applicant's Request 8)

Deletion of Condition 30 requiring the dedication of sixty-five (65) acres and the reservation for purchase of thirty-five (35) acres for public use. This amendment is discussed in the Fiscal Impact Section of this "Request Analysis."

RECOMMENDATION (AMENDMENT IV)

Recommend approval of Amendment IV for the following reason:

The applicant has addressed the impact of this development on capital facilities, as discussed herein.

PROFFERED CONDITION

5. Cash Proffer

- a. Prior to the time of issuance of a building permit for each of the first twenty five (25) dwelling units, the applicant, subdivider, or its assignee, shall pay to the County of Chesterfield the following amount for infrastructure improvements for schools within the service district for the Property:

the amount approved by the Board of Supervisors, but not to exceed \$2,704 per dwelling unit as adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2000 and July 1 of the fiscal year in which the payment is made.

- b. If any of the cash proffer is not expended for the purposes designated by the Capital Improvement Program within fifteen (15) years from the date of payment, it shall be returned in full to the payor. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the Property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. (B&M)

(Staff Note: This condition supersedes Condition 30 of Case 88S008 for the request property only.)

AMENDMENT V (Applicant's Requests 5 and 6)

Amendment to sections of the approved Textual Statement for Case 88S008 relative to access and road improvements are requested. Specifically, the following amendments are requested to modify requirements to: (1) dedicate right of way for Genito Road, Otterdale Road, Powwhite Parkway and Old Hundred Road; (2) construct four (4) lanes of Woolridge Road Extended and the Collector Loop Road, if necessary; (3) provide ditch and shoulder improvements along Genito and Otterdale Roads; (4) construct left and right turn lanes along Otterdale Road, Genito Road and Powwhite Parkway Extended, if required; (5) provide for full cost of signalization of access onto Otterdale Road, Genito Road and Powwhite Parkway Extended, if warranted; and (6) provide a traffic analysis. These amendments are discussed in the Transportation section of this "Request Analysis."

RECOMMENDATION (AMENDMENT V)

Recommend denial of Amendment V for the following reason:

Proffered conditions will not adequately address the traffic impact of this request on area roads and are not consistent with the commitments made for transportation improvements in the original Greenspring zoning case.

PROFFERED CONDITION

6. Road Improvements and Phasing. Unless otherwise requested by the applicant or his assignee and approved by the Chesterfield Department of Transportation (CDOT), development of the property shall be phased and road improvements shall be provided as follows:
 - a. Right-of Way Dedication. Unless otherwise requested by the applicant or his assignee and approved by CDOT, the applicant or his assignee shall dedicate to the County, free and unrestricted, the following rights of way:
 - i) a two hundred (200) foot wide right of way for Powwhite Parkway Extended across the subject property;
 - ii) a ninety (90) foot wide right of way for Woolridge Road Extended from the southern property line of Tax ID 7186880347 adjacent to Tax ID 7196876648 to the northern property line of the subject property adjacent to Tax ID 7196945885;
 - iii) a forty five (45) foot wide right of way for Otterdale Road adjacent to the property, measured from the center line of Otterdale Road;

- iv) rights of way of width approved by CDOT, but generally not to exceed a width of sixty (60) feet, from Woolridge Road Extended across the subject property to Tax ID 7196945885 on both the east and west sides of Woodridge Road Extended; and
- v) any right of way necessary for improvements specified in paragraph 6(b);

The exact location of such rights of way shall be approved by CDOT. The dedication specified in paragraph 6(a)(iv) shall be made in accordance with the phasing plan specified in paragraph 6(c). The other dedications specified above shall be made in conjunction with recordation of the first subdivision plat or prior to any site plan approval, whichever occurs first.

- b. Construction. Unless otherwise requested by the applicant or his assignee and approved by CDOT, the following improvements shall be required in order to provide an adequate roadway system:
 - i. Construction of the initial two lanes of Woolridge Road Extended from the southern property line of Tax ID 7186880347 adjacent to Tax ID 7196876648 to the northern property line of the subject property adjacent to Tax ID 7196945885;
 - ii. Construction of left and right turn lanes along Woolridge Road Extended, if warranted based on CDOT standards, at each approved access within the subject property;
 - iii. If the intersections of Powhite Parkway Extended and Woolridge Road Extended and Powhite Parkway Extended and Otterdale Road are constructed as at grade intersections, adequate left and right turn lanes and the full cost of signalization at such intersections, if such turns lanes and signalization are warranted by CDOT standards; and
 - iv. Relocation of the ditch along the east side of Otterdale Road adjacent to the subject property to provide an adequate shoulder.
- c. Phasing Plan. Prior to the first site plan or tentative subdivision plan approval, whichever occurs first, the applicant or his assignee shall submit a phasing plan for the improvements specified in paragraph 6(b) and the dedication specified in paragraph 6(a)(iv) to CDOT and shall receive its approval of such plan.
- d. Access. Prior to first site plan or tentative subdivision approval, whichever occurs first, the applicant or his assignee shall submit to CDOT, and receive

its approval of, a plan for access points to the property from Woolridge Road Extended. (T)

(Staff Note: This condition supersedes Textual Statement Items 14, 15, 16, 20.B. through 20.F. and 21 of Case 88S008 for the request property only.)

GENERAL INFORMATION

Location:

East line of Otterdale Road, south of Gamecock Road. Tax ID 718-691-6889 (Sheet 9).

Existing Zoning:

O-2 and R-9 with Conditional Use Planned Development

Size:

136.3 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North – A; Vacant

East – O-2 and R-9 with Conditional Use Planned Development; Community Recreation

South – R-9 and O-2 with Conditional Use Planned Development and R-15; Vacant

West – A; Vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along the north side of Genito Road, approximately 5,300 feet south of the request site. Extension of an appropriately sized water line along the right of way of the future North Woolridge Road will be necessary to serve the request site. The use of the public water system is required by a previous condition of zoning. (Case 88S008, Condition 13)

To address future development, the applicant has proffered to extend a sixteen (16) inch water line along the proposed route of North Woolridge Road from the southern boundary to the northern boundary of the site. (Proffered Condition 3)

The applicant has proffered to submit for review and approval a Water and Wastewater Systems Overall Plan for this development. That plan will be accompanied by a phasing plan which establishes a schedule for incremental water system extensions with each phase of the development. (Proffered Condition 4)

Public Wastewater System:

There is an existing sixty (60) inch wastewater trunk line extending along the north side of Genito Road, approximately 5,300 feet south of the request site. This existing sixty (60) inch wastewater trunk line is a portion of the Upper Swift Creek Transport System. A portion of this wastewater trunk was originally required by a previous condition of zoning, as well as the dedication of easements to the County for this construction (Case 88S008, Conditions 15 and 16). Subsequent to the approval of Case 88S008, the County completed construction of the Upper Swift Creek Transport System; thus satisfying the requirements of Condition 16.

The use of the public wastewater system is required by a previous condition of zoning (Case 88S008, Condition 13). The request site drains toward Tomahawk Creek. Extension of an appropriately sized wastewater trunk line along Tomahawk Creek, from the existing sixty (60) inch wastewater trunk line to the northern boundary of this site, will be necessary to provide public wastewater service. Extension of the Tomahawk Creek wastewater trunk lines is required by a previous condition of zoning. (Case 88S008, Condition 15)

The applicant has proffered to submit for review and approval a Water and Wastewater Systems Overall Plan for this development. That plan will be accompanied by a phasing plan which establishes a schedule for incremental water system extensions with each phase of the development. (Proffered Condition 4)

ENVIRONMENTAL

Drainage and Erosion:

Currently, there are no existing on-site erosion or drainage problems with none anticipated after development. Although Tomahawk Creek currently exhibits signs of natural stream degradation, the degradation should be stabilized or improved with the environmental measures that will be implemented with this project and the proposed enhancements to the floodplains. The property is heavily wooded and, as such, should not be timbered until the issuance of a land disturbance permit. This will insure that adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 1)

Water Quality:

The property drains into the reservoir via Tomahawk Creek, which borders the eastern property line. Since Tomahawk Creek is a perennial stream, the property will be subject to a 100 foot conservation area along the creek. Also along the eastern property line are

proposed, enhanced floodplain-structures that are part of the regional watershed plan. The tributary that drains through the center of the property and forms a portion of the northern property line is a Riparian Corridor Management-NRPA, which prohibits disturbance of the natural vegetation within the 100-year floodplain except as permitted by Ordinance. For additional protection of the reservoir, some form of end-of-pipe treatment will be required and determined at time of construction plan review. (Proffered Condition 2)

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Public Facilities Plan. Based on 1,553 dwelling units, this request could generate approximately 400 calls for fire and EMS service each year. The proposed zoning amendment will not result in any additional dwelling units over the number of units permitted on this portion of the request under Case 88S008. Consequently, there is no net increase in the impact on capital facilities resulting from this request.

This property is currently served by the Swift Creek Fire/Rescue Station, Company Number 16. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

Approximately 823 school age children could be generated by this development. The site lies in the Watkins Elementary School attendance zone: capacity - 750, enrollment - 781; Midlothian Middle School zone: capacity - 1,260, enrollment - 1,325; and Midlothian High School zone: capacity - 1,625, enrollment - 1,561.

Currently, there are two (2) trailers at Watkins Elementary School and five (5) trailers at Midlothian Middle School. The applicant has agreed to participate in the cost of providing for area school needs. (Proffered Condition 5)

Libraries:

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Taking into account the additional space provided by the new La Prade and Chester Libraries, there is still a projected need for additional library space throughout the County.

This development would likely affect the existing Midlothian Library or a possible new branch in the Genito Road/Powwhite Parkway area as proposed by the Public Facilities Plan. The proposed zoning amendment will not result in any additional dwelling units over the number of units permitted on this portion of the request under Case 88S008. Consequently, there is no net increase in the impact on capital facilities resulting from this request.

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. There is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations. The proposed zoning amendment will not result in any additional dwelling units over the number of units permitted on this portion of the request under Case 88S008. Consequently, there is no net increase in the impact on capital facilities resulting from this request.

Transportation:

The applicant is requesting relief from some of the transportation conditions in the Textual Statement from the Original Greenspring zoning. The applicant has submitted proffers that restate many of those same conditions, which apply to development of the subject property. An existing transportation condition that the applicant is seeking relief of, would require the developer to construct Woolridge Road Extended as a four (4) lane facility. The applicant is requesting and has proffered that the requirement be limited to a two (2) lane facility. Staff recommends denial of this request because it does not adequately address the traffic impact of this development, and is not consistent with the commitments as outlined in the Original Greenspring zoning.

Background

In 1988, the Board of Supervisors approved a Conditional Use Planned Development (Case 88S008 "Original Greenspring Project") on approximately 1,300 acres for a mixed-use development that included retail, office and residential land uses. With that approval, the Board accepted the Textual Statement that includes several transportation conditions addressing maximum density, right of way dedications, access control and construction of mitigating road improvements. Conditions of zoning approval for Case 88S008 restricted the maximum density of the Original Greenspring Project to 2,303 residential units, 193,000 square feet of retail, 1,250,000 square feet of office and a 300 room inn/conference center or equivalent densities based on traffic generation. Original Greenspring Project was anticipated to generate approximately 43,360 average daily trips.

The major road improvements required by the Original Greenspring Project include: 1) construction of four (4) lanes of Powwhite Parkway Extended across the Original Greenspring Project; 2) construction of two (2) additional lanes of Powwhite Parkway Extended from the

Original Greenspring Project to Brandermill Parkway; 3) construction of four (4) lanes of Woolridge Road Extended and Collector Loop Road, if necessary; and 4) construction of two (2) lanes of Powwhite Parkway Extended and two (2) lanes of Woolridge Road Extended across an adjacent parcel (identified as Parcel 8 on the Master Plan). A condition of the Original Greenspring Project zoning requires that a phasing plan for these required road improvements be approved by the Transportation Department.

Another condition of the Original Greenspring Project zoning requires that initial access for the development will be provided via Powwhite Parkway Extended/Old Hundred Road. The "initial access" condition was provided as part of the original Greenspring zoning to insure that the major traffic impact generated by the development would be directed towards Powwhite Parkway Extended and not towards the Genito Road area.

In 1995, the Board of Supervisors approved amendments to the Original Greenspring Conditional Use Planned Development to allow development of approximately 810 acres ("Phase I Greenspring") independently of the Original Greenspring Project. The 1995 amendment did not relieve the Phase I Greenspring developers of required road improvements, except for right of way dedications across properties they did not control.

As required by a condition of the Original Greenspring Project, the Phase I developer submitted a phasing plan for the entire Greenspring Project. After evaluating the proposal, staff agreed to a Phase I consisting of the following road improvements: 1) two (2) lanes of the required four (4) lanes for Woolridge Road Extended, with adequate turn lanes, from Genito Road north to its intersection with the Collector Loop Road; and 2) two (2) lanes for Collector Loop Road, with adequate turn lanes from Woolridge Road Extended to Powwhite Parkway Extended/Old Hundred Road.

In March 2002, the Board of Supervisors again approved amendments to the Original Greenspring Conditional Use Planned Development to allow an additional 282 acres ("Phase II Greenspring") to be developed independently of the Original Greenspring Project and of Phase I Greenspring. The 2002 amendment did relieve the Phase II Greenspring developer of most all transportation conditions outlined in the Original Greenspring zoning. A proffered condition of that zoning approval (Proffered Condition 3) requires that property to be developed based on one (1) of two (2) road access alternatives (Alternative A and Alternative B). Alternative A includes a requirement for the Phase II Greenspring developer to dedicate a ninety (90) foot wide right of way and construct two (2) lanes of Woolridge Road Extended from that property to Old Hundred Road. Alternative B includes a requirement for the Phase II Greenspring developer to provide \$800,000 toward the construction of Powwhite Parkway Extended and a section of Woolridge Road Extended. In order to construct this improvement partial public funding is required. Unless the Transportation Department notifies the applicant within a specific time frame that the County wants the development to occur under Alternative B conditions, the Phase II Greenspring developer is permitted to develop the property in accordance with Alternative A conditions.

In April 2002, the Board appropriated funds towards construction of Alternative B improvements. Staff has recently completed part of the preliminary engineering on Alternative B improvements, and has determined that the estimated cost is now significantly higher than the preliminary budget, which includes the Phase II developer's \$800,000 contribution. Therefore, the County has not notified the developer to develop under Alternative B.

Two (2) proposals have been submitted to the Virginia Department of Transportation (VDOT), under the Public-Private Transportation Act (PPTA), for the extension of the Powhite Parkway from its current terminus at Old Hundred Road to Hull Street Road near Beaver Bridge Road. Both proposals would complete this section of the Powhite Extension as a Toll Road. The proposals are currently being reviewed by VDOT. Detailed information has not been provided and accordingly, the Board of Supervisors has not taken a position on these proposals.

Current Request

The subject property, consisting of approximately 136 acres, was included in the Original Greenspring Project, but not in Phase I or Phase II Greenspring. Current zoning would allow up to 15,000 square feet per acre of commercial/office on approximately ninety-five (95) acres, and up to three (3) residential units per acre on approximately forty-one (41) acres. The ninety-five (95) acres could also be developed for residential use. This request will not limit development to a specific land use or density; therefore, it is difficult to anticipate traffic generation. Development of Phase III Greenspring for general office and residential uses could generate approximately 10,500 average daily trips. Staff continues to recommend that traffic from this development be directed to Powhite Parkway Extended.

Vehicles generated by the development will be distributed along Otterdale Road, Genito Road, Old Hundred Road and Woolridge Road, which had 2003 traffic counts of 1,090; 13,603; 7,067; and 9,806 vehicles per day, respectively.

Sections of Otterdale Road have nineteen (19) to twenty (20) foot wide pavement with no shoulders. Sections of Genito Road have twenty (20) to twenty-one (21) foot wide pavement with no shoulders. Sections of Old Hundred Road have twenty-one (21) to twenty-two (22) foot wide pavement with no shoulders. These roads have substandard vertical and horizontal alignments. The capacity of these roads is acceptable for the volume of traffic they currently carry. The standard typical section for Otterdale Road, Genito Road and Old Hundred Road should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders.

Sections of Woolridge Road between Timber Bluff Parkway and Genito Road have twenty (20) to twenty-one (21) foot wide pavement with no shoulders, and guardrail immediately adjacent to the road. The section of Woolridge Road across the Swift Creek Reservoir is not in the State Highway System, and is the responsibility of the County. The current volume of traffic on this section of Woolridge Road exceeds the capacity of the road. This section of Woolridge Road should be improved to a four (4) lane divided roadway.

As noted, roads in this area have narrow pavement widths, little or no shoulders and poor vertical and horizontal alignments. The traffic generated by this development will significantly increase the need for transportation improvements in this area. No road improvement projects in this area of the County are included in the Secondary Road Six-Year Improvement Plan.

As previously stated, the applicant (Phase III developer) has proffered several conditions that are required by the Original Greenspring zoning. These conditions include: 1) right of way dedications for Powhite Parkway Extended, for Woolridge Road Extended, and along Otterdale Road; 2) construction of turn lanes and traffic signal, if warranted, at the Powhite Parkway Extended/Woolridge Road Extended and Powhite Parkway Extended/Otterdale Road intersections; and 3) shoulder improvements along Otterdale Road. (Proffered Conditions 6.a. and b.). The applicant has also proffered to dedicate a stub road right of way on each side of Woolridge Road Extended to the adjacent parcel to the north (Proffered Condition 6.a.iv.). These rights of way will serve development on that adjacent parcel, south of Powhite Parkway Extended.

Another current condition of zoning, the applicant is requesting relief from, requires the monitoring of this development to determine if actual traffic generation and distribution is materially different from the assumptions in the original traffic study. If additional traffic studies indicate that more site traffic is generated than originally assumed and additional mitigating road improvements cannot be provided, permissible densities of this project may be reduced.

While a current condition in the Textual Statement requires construction of Woolridge Road Extended as a four (4) lane facility, if necessary, the applicant's proffer would limit the requirement to construction this roadway as a two (2) lane facility (Proffered Condition 6.b.i.). Under Alternative B condition for development of Phase II Greenspring, Woolridge Road Extended will be constructed as a two (2) lane roadway. The development potential of Phase III Greenspring could generate 10,500 average daily trips. Therefore, Woolridge Road Extended may need to be widened to four (4) lanes. The proffer in this application will not provide this improvement; therefore, staff cannot support this request.

Financial Impact on Capital Facilities:

The proposed zoning amendment will not result in any additional dwelling units over the number of units permitted on this portion of the originally planned residential community governed by zoning case 88S008. Accordingly, there is no net increase in the impact on capital facilities resulting from this request. However, under the conditions of case 88S008, the dedication of sixty-five (65) acres and the reservation for purchase of an additional thirty-five (35) acres was proffered for use by County Schools. The requirement for the reservation of land for purchase is no longer applicable. The time has expired to exercise that option.

Under the proposed requested amendment, the applicant has proffered the payment of cash in lieu of dedicating a proportionate amount of the sixty-five (65) acres of land to the County. The proportionate amount of land being proffered for conversion to cash is approximately 6.8 acres. The amount of cash proffered, to be paid on a per dwelling unit basis, equates to \$67,600, or \$9,940 per acre. The cash proffer states that the payments will be made on the first twenty-five (25) dwelling units. Staff finds this proffer acceptable. (Proffered Condition 5)

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for a mix of regional-scale office, commercial, light industrial, townhouse and multi-family development as well as single family residential use of 2.0 units per acre or less.

Area Development Trends:

Properties to the north and west are zoned Agricultural (A) and are vacant. Properties to the east and south are zoned Residential (R-9 and R-15) and Corporate Office (O-2) and are part of the original Greenspring development not included in this request. These parcels are currently occupied by community recreational uses or are vacant. Property to the east and southeast were previously approved for development independent of the original Greenspring I Project. (Cases 95SN0307 and 01SN0189)

Zoning History:

On May 25, 1988, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved rezoning on the request property and adjacent property to the north, east and south from Agricultural (A) and Residential (R-15) to Residential (R-9) and Office Business (O) with Conditional Use Planned Development to permit a mix of residential, office, commercial and recreational uses (Case 88S008), subject to a number of conditions. This project, which contained approximately 1,313 acres, was commonly known as Greenspring.

On September 27, 1995, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved various amendments to Case 88S008, affecting an 809 acre portion of the original Greenspring development, adjacent to, east and south of, the subject property (Case 95SN0307). These amendments were similar to those requested in this application.

On March 27, 2002, the Board of Supervisors, upon a recommendation by the Planning Commission that was favorable with the exception of the deletion of road improvements, approved various amendments to Case 88S008, affecting a 282 acre portion of the original Greenspring development, adjacent to and south of, the subject property (Case 01SN0189). these amendments are similar to those requested in this application.

Master Plan:

The applicant is requesting that Condition 1 of Case 88S008 be modified to reflect the amendments discussed herein, substitute a new conceptual Master Plan and delete the requirement to conform to the Conceptual Site Development Plan. This amendment would also allow this 136 acre parcel to be developed independent of the remaining 1,313 acres originally zoned. As previously noted, in 1995 and 2002, adjacent 809 and 282 acre tracts representing a portion of the original Greenspring development, were approved for development independent of the originally zoned acreage (Cases 95SN0307 and 01SN0189). Therefore, with approval of this request, 86 acres of the original Greenspring property will remain under the conditions of the original Master Plan.

The revised Master Plan also deletes the golf course.

Restoration of the Tomahawk and Ellett Hancock Structures:

Conditions of zoning require that the Tomahawk and Ellett Hancock structures be restored. The Tomahawk structure has been destroyed by fire. The Preservation Committee determined that restoration of the Ellett Hancock structure is not feasible.

CONCLUSIONS

The proposed amendments relative to the approved Master Plan, restoration of the Ellett and Tomahawk dwellings and provision of a golf course (Amendment I); utilities (Amendment II); drainage and erosion and water quality (Amendment III); and dedication and reservations (Part of Amendment IV) are consistent with amendments previously approved for an adjacent portion of the Greenspring Project (Cases 95SN0307 and 01SN0189). Further, such amendments would permit the applicant to proceed with developing the subject property independent of adjacent portions of the original Greenspring Project. In conjunction with these amendments, it is recommended that Proffered Conditions 1 through 5 be accepted and that Conditions 1 through 5 be imposed.

It is recommended that Amendment V, requesting relief to some of the transportation conditions of the Original Greenspring Project (Case 88S008), be denied. Proffered Condition 6 does not adequately address the traffic impact of this portion of the development on area roads and is not consistent with the commitments as outlined in the original Greenspring zoning. In conjunction with this recommendation, Proffered Condition 6 should not be accepted.

CASE HISTORY

Planning Commission Meeting (6/18/02):

At the request of the applicant, the Commission deferred this case to July 16, 2002.

Staff (6/19/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than June 24, 2002, for consideration at the Commission's July public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (7/16/02):

The deferral fee was paid.

Planning Commission Meeting (7/16/02):

At the request of the applicant, the Commission deferred this case to September 17, 2002.

Staff (7/17/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than July 22, 2002, for consideration at the Commission's September public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (8/1/02):

The deferral fee was paid.

Staff (8/15/02):

To date, no new information has been submitted.

Planning Commission Meeting (9/17/02):

At the request of the applicant, the Commission deferred this case to November 19, 2002.

Staff (9/18/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than October 20, 2002, for consideration at the Commission's

November public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (11/1/02):

The deferral fee was paid.

Staff (11/1/02):

To date, no new information has been submitted.

Planning Commission Meeting (11/19/02):

At the request of the applicant, the Commission deferred this case to January 21, 2003.

Staff (11/20/02):

The applicant was advised in writing that any significant new or revised information should be submitted no later than November 25, 2002, for consideration at the Commission's January public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (11/25/02):

The deferral fee was paid.

Staff (12/27/02):

To date, no new information has been submitted.

Planning Commission Meeting (1/21/03):

At the request of the applicant, the Commission deferred this case to March 18, 2003.

Staff (1/22/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than January 27, 2003, for consideration at the Commission's March public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (2/7/03):

The deferral fee was paid.

Staff (2/26/03):

To date, no new information has been submitted.

Planning Commission Meeting (3/18/03):

At the request of the applicant, the Commission deferred this case to May 20, 2003.

Staff (3/19/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than March 24, 2003, for consideration at the Commission's May public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (3/26/03):

The deferral fee was paid.

Staff (4/21/03):

To date, no new information has been submitted.

Planning Commission Meeting (5/20/03):

At the request of the applicant, the Commission deferred this case to the Commission's August 19, 2003, public hearing.

Staff (5/21/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than June 16, 2003, for consideration at the Commission's August public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (7/29/03 and 7/30/03):

The deferral fee was paid. The applicant requested a deferral.

Planning Commission Meeting (8/19/03):

At the request of the applicant, the Commission deferred this case to the Commission's November 18, 2003, public hearing.

Staff (8/20/03):

The applicant was advised in writing that any significant new or revised information should be submitted no later than September 15, 2003, for consideration at the Commission's November public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (9/3/03):

The deferral fee was paid.

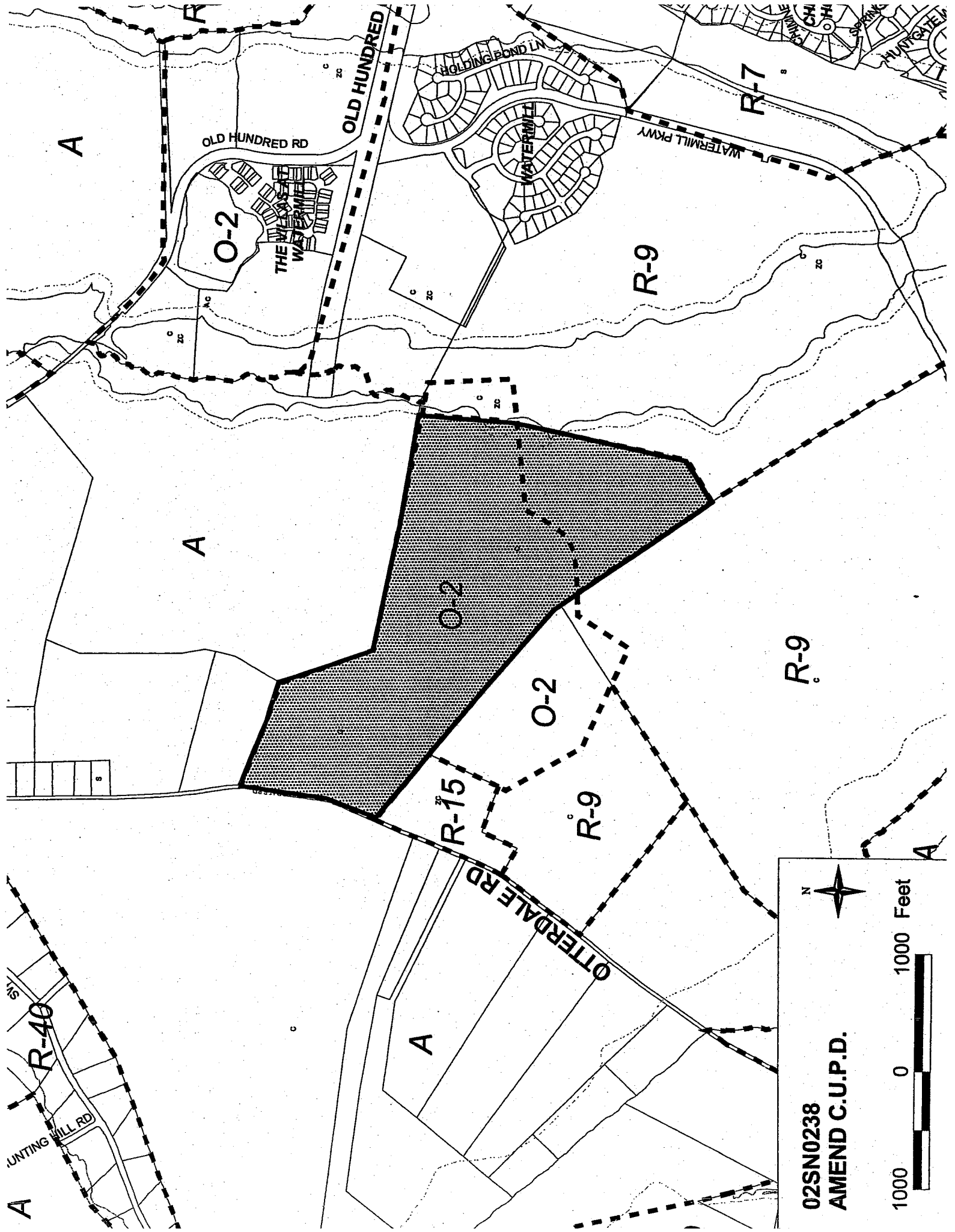
Applicant (10/20/03 and 11/6/03):

Revised proffered conditions and textual statements were submitted. The applicant withdrew proffered conditions addressing minimum dwelling size, restrictive covenants relative to single family development and manufactured homes.

Further, the applicant withdrew requested exceptions to the construction of Powhite Parkway Extended and related conditions.

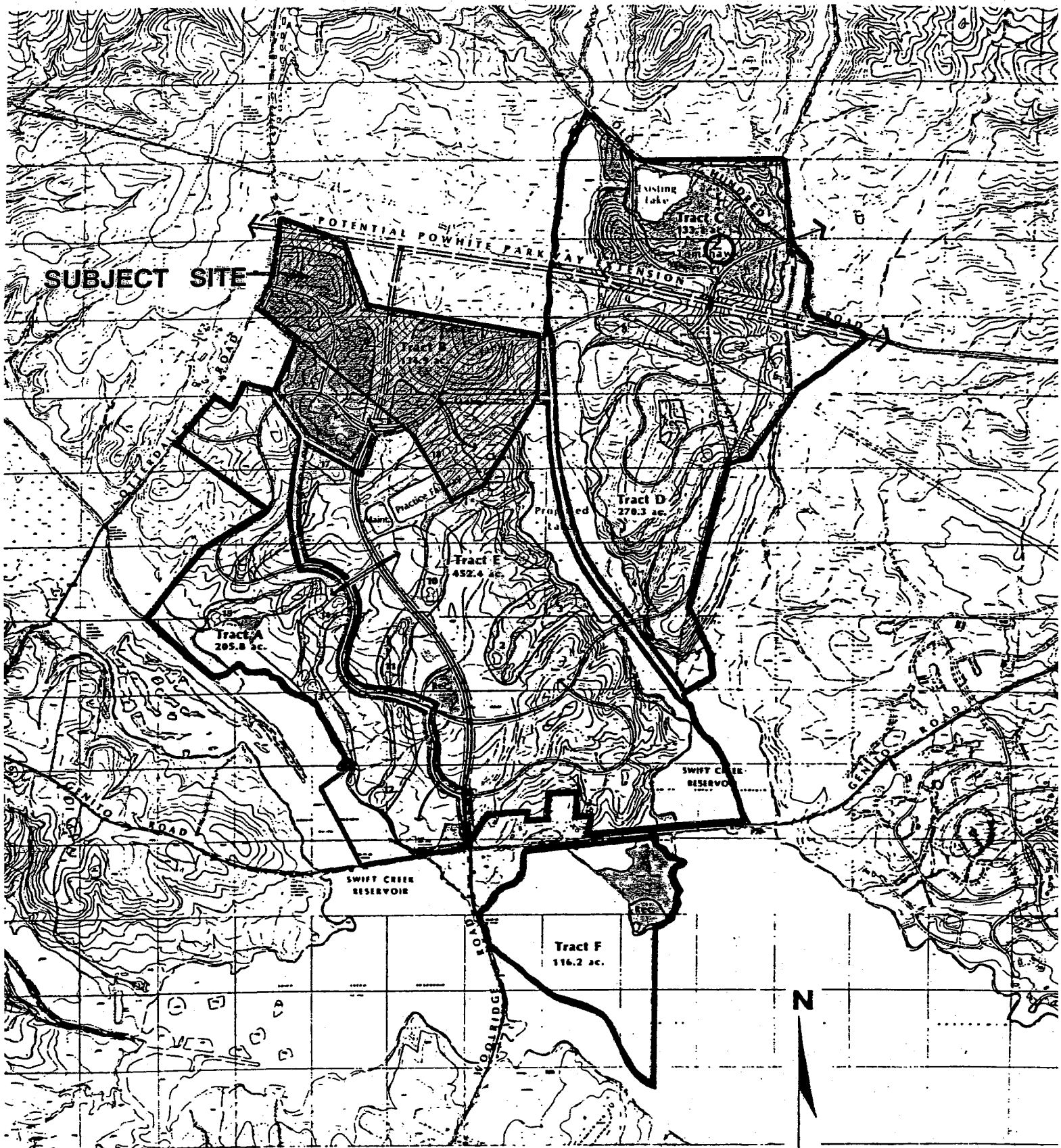
02SN0238
TEXTUAL STATEMENT
(SECOND REVISED AMENDMENT TO CASE 88S008)

1. The Textual Statement, titled Greenspring: Conditional Use and Zoning Application, revised April 1, 1988, including the "Residential Site Development Criteria" table, Exhibit IV and the conditions of zoning for Case 88S008 and Conceptual Master Plan, prepared by Timmons dated March 15, 2002, shall be the Master Plan for the subject property, except as stated herein. And further, provided that the subject property shall be permitted to be considered as a separate project from the remaining portion of that land area covered under 88S008.
2. All references and requirements relating to golf in the Textual Statement and conditions of zoning for Case 88S008 shall be deleted.
3. The requirement to restore Tomahawk and the Ellett and Hancock structures shall be deleted.
4. All references and requirements relating to the plan entitled "Conceptual Site Development Plan -- Greenspring -- Chesterfield County, Virginia" in the Textual Statement and conditions of zoning for Case 88S008 shall be deleted.
5. The requirements of Conditions 14, 15 and 16 contained within section 4(A) of the Textual Statement for Case 88S008 shall be deleted.
6. The requirements of Conditions 20B, 20C, 20D, 20E, 20F, and 21 of section 4(A) of the Textual Statement for Case 88S008 shall be deleted.
7. The requirements of Conditions 7, 9, 11, and 20 of Case 88S008 shall be deleted.
8. The requirements of Condition 30 of Case 88S008 shall be deleted.
9. The requirements of Condition 14 of Case 88S008 shall be deleted.



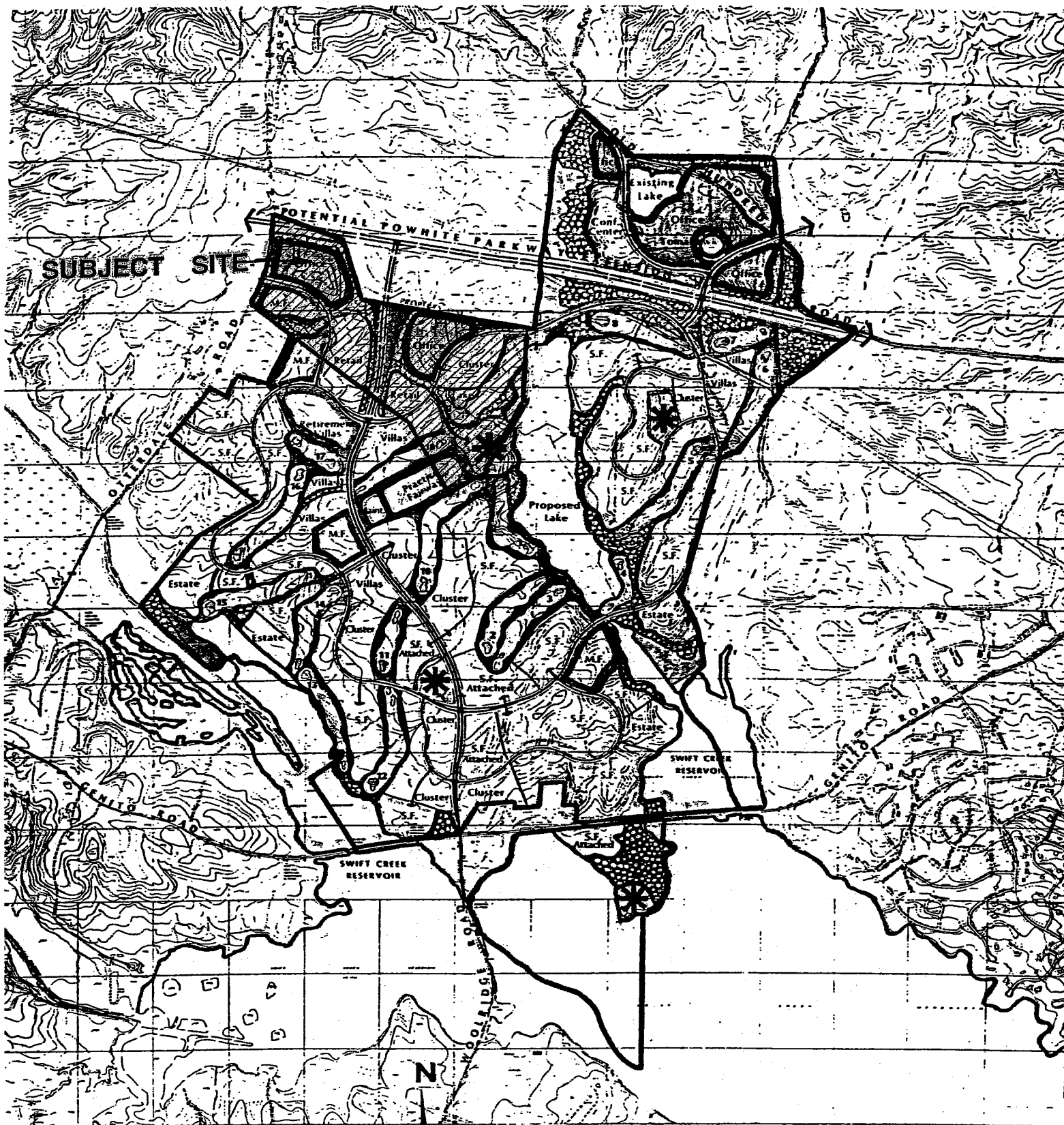
02SN0238
AMEND C.U.P.D.





APPROVED MASTER PLAN
Greenspring

025N0238-1



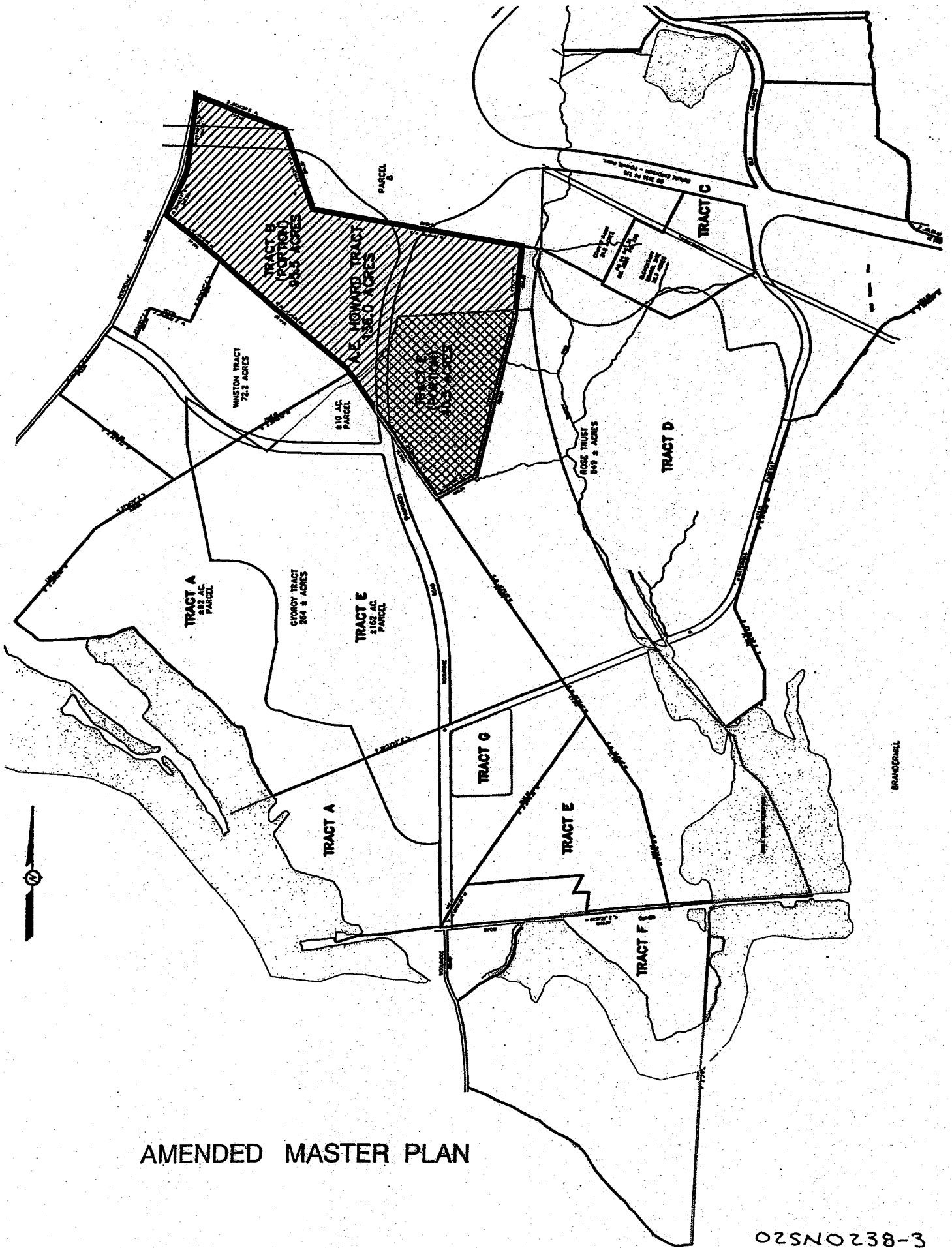
Greenspring

LEGEND

- | | | |
|--------------------------------------|-------------------|----------------------|
| Single Family/
Estate | Multi-Family | Conference
Center |
| Cluster | Retirement Villas | Retail |
| Villas/
Single Family
Attached | Recreation | Office |

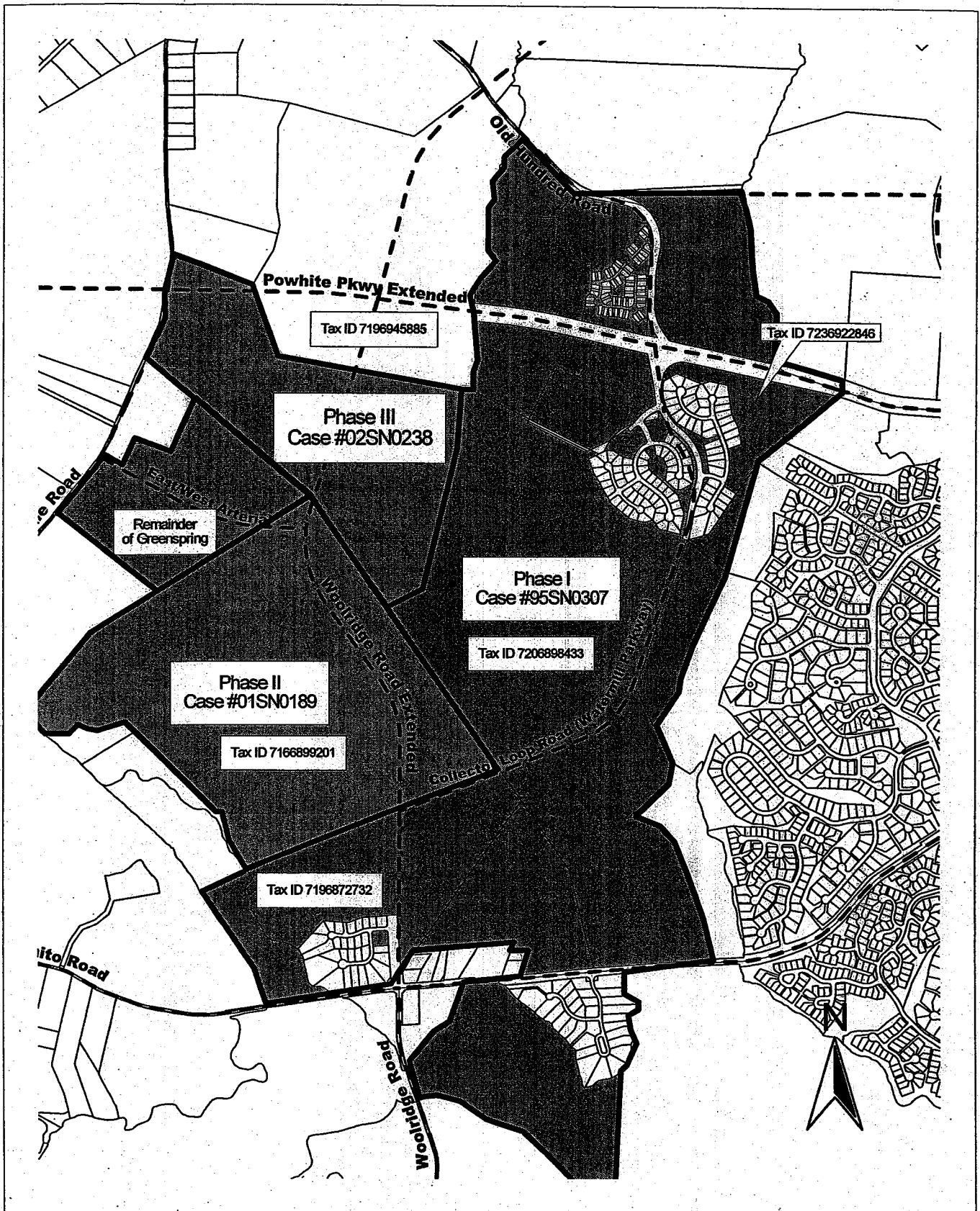
APPROVED CONCEPTUAL SITE DEVELOPMENT PLAN

02SN0238-2



AMENDED MASTER PLAN

025NO238-3



Greenspring
Boundaries of Phase I, Phase II,
Phase III and Remaining Parcel

02SN0238-4